43167

INSTALLMENT DEED

FROM

LOTTIE TINNIN, ET VIR

TO

MAURICE P. FREY, ET UX.

The Guaranty Title Co.
Titles Guaranteed
—
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 3 day of JAN A.D. 1949 at 12:21 o'clock
Noted in Book 68 Page 36
Recorded in Book ... Page ...
Fee ...
[illegible]

For and in Consideration of the sum of Five Hundred Ninety and no/100 ($590.00) - Dollars,

of which Two Hundred Ninety-five and no/100 ($295.00) - - - - - Dollars,

has been paid in cash by Maurice P. Frey and wife, Annie L. Frey, - - - - -

the receipt of which is hereby acknowledged, and for the remainder of Two Hundred Ninety-five and no/100 ($295.00) - - - - - - - - - - - - - - - - - Dollars,

the said Maurice P. Frey and wife, Annie L. Frey, - - - - - - - - have executed their two (2) joint promissory notes of even date herewith in the sum of $147.50 each, payable to the order of Lottie Tinnin, due on or before one and two years after date, respectively,

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees, and to secure the payment of said notes, principal and interest, and attorney fees, a lien is expressly retained on the land herein conveyed, we, Lottie Tinnin and husband, Walter H. Tinnin, -

have this day bargained and sold, and do hereby transfer and convey unto the said Maurice P. Frey and wife, Annie L. Frey, their - - - - - - - - - - - - heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lots Nos. 9 and 10 of the W. H. Tinnin Subdivision in the 10th Civil District of said County, according to a survey made October 11, 1948, by J. R. Scott, Surveyor.

Said lots Nos. 9 and 10 front together 287 feet on the east side of the old Dickerson Pike and run back on the south line 19½° West 360 feet and run back on the north line 310 feet, and show together 174 feet on the rear line. Being part of the same property conveyed to Lottie C. Tinnin by deed of record in Book 1284, page 366, R. O. D. C., Tennessee.

The above described property is conveyed subject to the following restrictions until January 1, 1968, which are covenants running with the land:

1. The purchasers, their heirs, representatives and grantees shall not erect on said lot any residence with less than 700 square feet of floor space, exclusive of porches, provided, however, that a private garage and other outbuildings may be erected.

2. No residence, nor any part thereof, except steps, shall be erected nearer than forty (40) feet of the front boundary line of said lot.

3. The purchasers, their heirs, representatives and grantees, shall not sell or lease said property to any person of the negro race.

4. Said property shall not be used for any business purposes, but solely for residential purposes.

FULL RELEASE ... 20 March 1951 [illegible]